



# City of Franklin

109 3rd Ave S  
Franklin, TN 37064  
(615)791-3217

## Meeting Agenda

### Franklin Municipal Planning Commission

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Thursday, February 27, 2020

7:00 PM

Board Room

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*Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, February 27, 2020, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklintn.gov/planning](http://www.franklintn.gov/planning).*

*The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following.*

*The typical process for discussing an item is as follows:*

1. *Staff presentation,*
2. *Public comments,*
3. *Applicant presentation, and*
4. *Motion/discussion/vote.*

*Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.*

*For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.*

#### CALL TO ORDER

#### MINUTES

1. [20-0210](#) Approval of the January 23, 2020 minutes.

**Attachments:** [DRAFT January 2020 FMPC minutes](#)

#### CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

*Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.*

## ANNOUNCEMENTS

### VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

*The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.*

### CONSENT AGENDA

*The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.*

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

### VESTED RIGHTS EXTENSION

2.     [20-0163](#)     Consideration Of Resolution 2020-07: A Resolution Amending The Aspen Grove PUD Subdivision, Section O, Lot 4, Site Plan To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And Windcross Court.

**Attachments:**     [Vesting Extension Request Letter COF 6244](#)  
[EXHIBIT A MAP 6244 Vesting Extension](#)  
[Exhibit B COF 6244 - Aspen Grove, Sec O, Lot 4 \(The Franklin at Legends View](#)  
[RES 2020-07 Vesting Extension Aspen Grove PUD Subdivision Section O Lot 4](#)

### REZONINGS AND DEVELOPMENT PLANS

3.     [19-1224](#)     Consideration Of Resolution 2019-111: A Resolution Approving A Development Plan For Downs Boulevard Properties PUD Subdivision With 2 Modifications Of Development Standards, For The Property Located North Of Downs Boulevard And West Of Columbia Avenue, On 2.68 Acres, Located At 1536 Columbia Avenue.

**Attachments:**     [MAP 7081 Downs Blvd Prop 2020](#)  
[RES 2019-111 Downs Blvd Prop PUD \(Twice Daily\) with Exhibits.Law Approve](#)  
[7081 Downs Blvd PUD Twice Daily DP Conditions of Approval 02](#)  
[7081 Downs Blvd-Twice Daily\\_PUD Plans\\_archive](#)  
[Fwd Twice Daily Development Plan Deferral Request \(COF 7081\)](#)

**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

4. [20-0211](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Revision 2, Creating Four Multifamily and Commercial Lots and One Open Space Lot, On 29.32 Acres, Located At Rural Plains Circle. (CONSENT AGENDA)

**Attachments:** [MAP 7100 BFTC PUD FP Sec 11 Rev 2](#)  
[7100 BFTC FP Sec 11 Rev 2 Conditions of Approval 01](#)  
[Berry Farms Final Plat Section 11 Rev 2](#)

5. [20-0199](#) Pray Property Subdivision, Final Plat, Creating Two Single-Family Lots On 0.19 Acres, Located At 1153 Carter Street. (CONSENT AGENDA)

**Attachments:** [Carter St 1153 - Plat - Ver 4](#)  
[MAP 7170 Pray Prop Sub FP](#)  
[7170 Pray Prop Sub FP Conditions of Approval 01](#)

6. [20-0212](#) Tap Root Hills PUD Subdivision, Final Plat, Section 5, Creating 37 Single-Family Residential Lots And One Open Space Lot, On 13.06 Acres, Located Near The Intersection Of Francreek Drive and Farmhouse Drive. (CONSENT AGENDA)

**Attachments:** [7174 Tap Root Hills Section 5 Final Plat](#)  
[7174 Map Tap Root Sec 5](#)  
[7170 Pray Prop Sub FP Conditions of Approval 01](#)

7. [20-0194](#) Water's Edge PUD Subdivision, Final Plat, Section 5, Revision 1, Amending Setbacks On 57 Residential Lots, On Approximately 40 Acres, Located South Of Robinson Lake And West Of Carothers Parkway. (CONSENT AGENDA)

**Attachments:** [MAP 7175 Waters Edge Final Plat, sec 5 rev 1](#)  
[COF 7175 Waters Edge Conditions of Approval 01](#)  
[COF 7175 Survey Waters Edge FP](#)

8. [20-0195](#) Westhaven PUD Subdivision, Final Plat, Section 20, Lot 848, Creating 1 Lot On 6.1 Acres Located North Of Boyd Mill Pike And East Of Stonewater Boulevard. (CONSENT AGENDA)

**Attachments:** [MAP 7176 Westhaven FP sec 20](#)  
[COF 7176 Westhaven Amenity Conditions of Approval 01](#)  
[COF 7176 Survey FP WH Amenity Center](#)

9. [20-0219](#) Westhaven PUD Subdivision, Final Plat, Section 54, Creating 37 lots, On 35.06 Acres, Located South of Calico Street and East of Elliot Road.  
(CONSENT AGENDA)

**Attachments:** [MAP 7177 Westhaven FP sec 54](#)  
[COF 7177 WEsthaven FP 54 Conditions of Approval 01](#)  
[COF 7177 Survey WH Section 54](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN